

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - June 16, 1971

Appeal No. 10709 Tanner B. McMahon, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of June 22, 1971.

ORDERED:

That the appeal for permission to change anonconforming use from barber shop to doctors offices and extend use to second floor or in the alternative variance from use provisions of R-4 District to permit same at 1721 - 11th Street, N. W., lot 804, square 335, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a R-4 District.
2. The property is improved with a brick and frame two story building located at 1721 - 11th Street, N. W., lot 804, square 335.
3. The appellant request to change a nonconforming use from a barber shop to doctors offices and extend use to second floor or in the alternative variance from use provisions of R-4 to permit same.
4. There was no opposition registered at the Public Hearing as to the granting of this appeal.

OPINION:

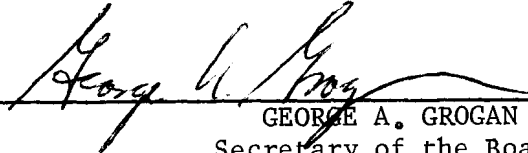
We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Map.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY:

  
\_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS  
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED  
WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER  
THE EFFECTIVE DATE OF THIS ORDER.

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Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10709 Lafayette Limited Partnership, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 20, 1971.

EFFECTIVE DATE OF ORDER - June 4, 1971

ORDERED:

That the appeal for permission to erect office building with roof structure in accordance with Section 3308. variance of requirements of Section 5303.5 for court at 801 - 17th Street, N. W., lot 808, Square 165, be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an C-4 District.
2. The property is improved with an office building to be razed.
3. The appellant proposes to erect a new 12 story office building with store space and garage. The appellant also proposes to have an closed court in lieu of a rear yard.
4. The area of the lot is 21,938 square feet and the area of the proposed building will be 21,938 square feet. The total area of the roof structure will be 7,313 square feet with an FAR of 0.37. The FAR of the building without roof structure will be 10.0.
5. The penthouse will house mechanical equipment. The material and color of the street facade and roof structure of the proposed building will be off-white precast.

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6. This appeal was filed and heard under plan by Weihe, Black and Jefferies, Architects, drawings A-9, A-10, A-11 and A-12, dated 3-2-71, approved as noted by Mr. Howard H. Mackey, Member of the Board, dated 4-20-71.

7. No opposition was registered at the Public Hearing to the granting of this appeal.

OPINION:

The Board concludes that the roof structures in this proposed Office Building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

We are also of the opinion that the appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

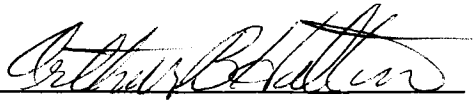
This Order shall be subject to the following condition:

(a) The metal grilles will be anodized aluminum, bronze in color.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_



ARTHUR B. HATTON  
Executive Director

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.